

CAPSULE SUMMARY SHEET

Survey No.: CH-510 **Construction Date:** circa 1885, circa 1960

Name: Francis R. Cope Property

Location: 2355 Hamilton Road, Waldorf vicinity, Charles County

Private/Agriculture, Private Residence/Occupied/Deteriorated/Restricted

Description:

The Francis R. Cope Property is a late-nineteenth century farmstead located on the east and west sides of Hamilton Road in the Waldorf vicinity of Charles County. The property consists of a circa 1885 I-house, a circa 1960 ranch house, 4 barns, 6 sheds, a workshop and a chicken coop located on 52.47 hectares (129.64 acres) of agricultural land. A farm lane begins on the west side of Hamilton Road and passes through the middle of the farm complex.

Significance:

Constructed beginning circa 1885, the Francis R. Cope Property is an example of a late-nineteenth century farmstead. The complex contains typical vernacular buildings of this time period, including an I-house, barns and sheds. The property developed beginning in 1883, partly in response to the opening of the Baltimore and Potomac Railroad, which revitalized agriculture in southern Maryland during the late-nineteenth century. Although the property includes an I-house, it is not significant due to a loss of integrity. Alterations to the I-house have been made, including a concrete-block addition, replacement of the original siding with asbestos, and the enclosure of a rear porch.

Maryland Historical Trust

Maryland Inventory of Historic Properties

1. Name (indicate preferred name)

historic Francis R. Cope Property (preferred)

and/or common

2. Location

street & number 2355 Hamilton Road

___not for publication

city, town Waldorf

X vicinity of congressional district

state MD

county Charles

3. Classification

Category

___district

X building(s)

___structure

___site

___object

Ownership

___public

X private

___both

Public Acquisition

___in process

___being considered

X not applicable

Status

X occupied

___unoccupied

___work in progress

Accessible

X yes: restricted

___yes: unrestricted

___no

Present Use

X agriculture

___commercial

___educational

___entertainment

___government

___industrial

___military

___museum

___park

X private residence

___religious

___scientific

___transportation

___other:

4. Owner of Property (give names and mailing addresses of all owners)

name Earl and Consuela Gates

street & number 2350 Hamilton Road

telephone no.:

city,town Waldorf

state and zip code MD 20601-2645

5. Location of Legal Description

courthouse, registry of deeds, etc. Land Records Office of Charles County

liber 125

street & number Charles County Courthouse

folio 269

city,town La Plata

state MD

6. Representation in Existing Historical Surveys

title

date

___federal ___state ___county ___local

depository for survey records

city,town

state

7. Description

Survey No. CH-510

Condition

☐ excellent
☐ good
☐ fair

☒ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved

date of move _____

Resource Count: 14

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Francis R. Cope Property is a late-nineteenth century farmstead located on the east and west sides of Hamilton Road in the Waldorf vicinity of Charles County. The property consists of a circa 1885 I-house, a circa 1960 ranch house, 4 barns, 6 sheds, a workshop and a chicken coop located on 52.47 hectares (129.64 acres) of agricultural land. A farm lane begins on the west side of Hamilton Road and passes through the middle of the farm complex.

The I-house is located on the north side of the farm lane west of Hamilton Road. The 2-story, 3-bay house rests on a foundation of brick piers with concrete-block infill. The exterior walls are covered in asbestos shingle. The house has an asphalt-shingle, side-gable roof with a front gable over the center bay and a central, brick chimney. The front-gable is covered in fishscale wood shingles. The rear ell also has a central, brick chimney. The house has a 1-story, full-width front porch, a 1-story concrete-block addition on the west side and a 1-story partially-enclosed porch on the east side. The wood, 6/6 double-hung windows are original but are currently covered by modern storm windows.

On the front, or south elevation, the front porch has a modern, concrete foundation and floor. Chamfered wood posts with brackets support the hipped roof. The porch has no balustrade. The main entry to the house is located in the center bay. The half-glass door has a 2-light transom and a plain surround. A window is located on each side of the door. Three windows are symmetrically-placed across the second story. The front gable has no window.

On the west elevation, the main block has a single window in the center of each story. The 1-story, concrete-block, shed addition covers the first story of the rear ell. The addition has a utility box and a large, modern, steel-frame window on the south elevation and a small, steel-frame window and entry on the west elevation. Above the addition, a single window is located on the second story of the ell.

The rear ell has no fenestration on the north elevation. The main block has a single window in the east bay of each story.

On the east elevation, a 1-story partially-enclosed porch with a hipped roof covers the first story of the rear ell. Two windows are symmetrically-placed on the second story of the ell. The main block has no fenestration on this elevation.

West of the house, and on the north side of the farm lane, are six sheds and a chicken coop. Sheds 1, 2, 3 and the chicken coop are arranged along a north-south axis immediately west of the house. Shed 1 is covered in wide, vertical boards and has a shed roof covered in asphalt shingles. This shed has an entry on the east side and two windows on the south. Shed 2 is a 4-bay machine shed which is open on the east side. The shed is covered in vertical board and has a standing-seam metal, shed roof with an overhang on the east side. Shed 3 abuts the north end of Shed 2 and is also covered in vertical board with a corrugated-metal, shed roof. The small, 3-bay chicken coop is covered in rolled-asphalt siding. The shed roof is covered in corrugated metal. Shed 4 is located directly west of Shed 1. It is covered in vertical board and has a corrugated-metal, gable roof. An entry is located on the south side. Sheds 5 and 6 are located west of Shed 4 along the farm lane. Both of these 1-story, 1-bay sheds are covered in vertical board with corrugated-metal, gable roofs.

Three barns and a workshop are located south of the farm lane. A second lane encircles Barn 1 and the workshop. Barn 1 faces north and has a 1-bay core with a front-gable roof. The first story is covered in vertical board, while the gables are covered in horizontal board. The roof is covered in standing-seam metal. Barn 1 has shed

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Francis R. Cope Property

SURVEY NO.: CH-510

ADDRESS: 2355 Hamilton Road, Waldorf vicinity, Charles County

7. Description (Continued)

additions on the west, south and east sides. The additions are open on the east and south sides. South of Barn 1 is the 1-story, 3-bay workshop. The workshop faces south and is constructed of concrete block with an asphalt-shingle, side-gable roof. A batten door and 16-light, metal-frame window are located on the south elevation, while an additional window and concrete-block chimney are located on the west elevation. Barn 2 is located south of the workshop. This 2-story, 2-bay barn faces north and is covered in vertical board with a standing-seam metal, gambrel roof. Two sets of double, batten doors are located on the north and south elevations. Barns 1, 2 and the workshop have been constructed within the last 50 years. Barn 3 is located west of Barns 1 and 2 along the farm lane. The 2-bay Barn 3 faces east and is covered in vertical board with a standing-seam metal, front-gable roof. A 1-story machine shed extends to the south. Barn 3 has double, batten doors on the east and west elevations of both the main block and machine sheds. The machine shed also has three open bays on the south elevation.

The Cope Property includes two buildings on the east side of Hamilton Road. Barn 4, located across from the entrance to the farm lane, is a 2-stories tall and 1-bay wide. The barn is constructed of vertical board with a standing-seam metal, gable roof. Shed additions are located on the east and west elevations. Barn 4 has double, batten doors on the north and south elevations of the main block and the east elevation of one addition. A modern ranch house is located north of Barn 4. The 1-story ranch house has three, 3-bay sections constructed of wood frame with vinyl siding.

The Cope Property is located on the east and west sides of Hamilton Road in a rapidly-suburbanizing area west of Waldorf. The property occupies 52.47 hectares (129.64 acres) of rolling land that is partly cultivated, partly woodland and partly swamp. A subdivision is currently planned for part of the land.

8. Significance

Survey No. CH-510

Period	Areas of Significance -- Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention	<input type="checkbox"/> other (specify)	

Specific dates circa 1885, circa 1960

Builder/Architect unknown

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D

and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

In 1883, Francis R. Cope of Philadelphia acquired 161.88 hectares (400 acres) of land in Charles County from the Mudd family. The parcel, located 4 kilometers (2 ½ miles) northwest of Waldorf Station, included parts of "Acton's Addition," "Aberdeen," "Wonder Resurveyed," "Dukes," and "Molly's Delight." It bordered the Mattawoman Swamp. On this land, Cope constructed a house circa 1885. Cope defaulted on his mortgage in 1907, and the property was sold to J. Bannister Hall. In 1909, Hall sold the land to the Hampton Normal and Agricultural Institute. In 1917, Otto Praeger bought 114.93 hectares (284 acres) of the land, described as the "Cope Farm." After passing through several more owners, the land was mortgaged to Pliny P. Gates, also known as Peter Plinbrook Gates, in 1920. Following the death of Gates in 1954, the land was described as "two contiguous parcels of land comprising a farm of 54.63 hectares (135 acres) more or less located on the County Road leading between the Berry State Road and what is commonly known as Acton's Lane Road, improved by a six-room dwelling, a 4-room tenant house, barns and other outbuildings" (Equity Record 30, folio 6). Although the land was willed equally to Gates' six children, his daughter-in-law and grandson, Consuela V. Gates and Earl P. Gates, Jr., bought the property in 1956. They have owned the property since that time.

The Cope Property includes an example of an I-house. The standard I-house is 1-room deep and 2-stories tall with three to five openings on each story. Chimneys are most often located on the interior of the gable ends, however, some I-houses can have central or exterior chimneys. Usually, an I-house has a one-story porch running the length or nearly the length of the long side. In the interior, a central hall separates the two rooms on the first floor; the second floor contains either two or four sleeping chambers. Due to the narrowness of the main core, many I-houses have kitchen wings to the rear. During the Victorian period, pre-cut detailing or a two-tiered porch was commonly grafted onto the traditional I-house. The I-form was popular into the early twentieth century, with examples appearing in catalogs of mass-produced suburban houses (Gowans 1992, 55-6).

The Cope Property developed as an agricultural property during the late-nineteenth century. Following the Civil War and the demise of the plantation system, farm size in Charles County slowly decreased. Tobacco continued to serve as a major cash crop, with the County averaging 3.5 million pounds of tobacco per year between 1870 and 1930 (Wasch 1990). However, southern Maryland farmers, especially those nearer the urban markets of Washington and Baltimore, also began diversifying and produced more crops, such as grains and potatoes, for consumption in the cities. The opening of the Baltimore and Potomac Railroad in 1873 revitalized the practice of agriculture in southern Maryland. The Baltimore and Potomac Railroad, which traveled north-south through the centers of Prince George's and Charles Counties, made inland farms accessible and thus increased their value. Beginning in 1873, the railroad operated a freight train to Baltimore once a week to carry local produce. Farmers were charged sixteen cents per one-hundred pounds of produce. At its peak, the railroad transported an average of 150 hogsheads of tobacco per day. City newspapers, including the *Baltimore Sun*, reported in the 1880s that land values in Charles County were rising rapidly in response to increased profits in agriculture.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Francis R. Cope Property

SURVEY NO.: CH-510

ADDRESS: 2355 Hamilton Road, Waldorf vicinity, Charles County

8. Significance (Continued)

By the early-twentieth century, the railroad was carrying modern farm equipment, including reapers, threshers, balers and steam tractors, from Baltimore to southern Maryland. The Baltimore and Potomac Railroad, therefore, was responsible for agricultural prosperity in southern Maryland during the nineteenth and twentieth centuries (Wearmouth 1986, 1-24 passim).

The Cope Property began developing in 1883, ten years after the Baltimore and Potomac Railroad passed through the nearby town of Waldorf. The property was one of many small, late-nineteenth century farms in Charles County that developed in response to the increased profitability of agriculture in southern Maryland, which was largely due to the railroad. The property includes an example of an I-house, a common type in this region during this time period. However, additions to the house and replacement of the exterior siding have compromised the integrity and significance of the property.

National Register Evaluation:

The Francis R. Cope Property, constructed circa 1885 and enlarged circa 1960, is not eligible for the National Register of Historic Places. The property does not retain sufficient integrity to convey National Register significance under Criteria A, B or C. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. While the property is associated with agriculture, it does not include any outstanding agricultural buildings, nor is it exemplary of a particular trend in agriculture. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore it does not meet Criterion B. The property is not eligible under Criterion C because it is not a good example of an I-house. I-houses are a common type and are generally not significant unless virtually unaltered. Although this house has the major features of an I-house, the incompatible concrete-block addition, the replacement of original siding with asbestos, and the enclosure of the rear porch have compromised its integrity, and thereby its significance.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____

Eligibility Not Recommended ☒

Comments

Reviewer, OPS: _____

Date: _____

Reviewer, NR Program: _____

Date: 10/19/99

9. Major Bibliographical References

Survey No. CH-510

See Attached

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Piscataway, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Julie Darsie

organization P.A.C. Spero & Company date January 1999

street & number 40 W. Chesapeake Avenue, Suite 412 telephone (410) 296-1635

city or town Baltimore state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposed only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Francis R. Cope Property

SURVEY NO.: CH-510

ADDRESS: 2355 Hamilton Road, Waldorf vicinity, Charles County

9. Major Bibliographical References (Continued)

Gowans, Alan. 1992. *Styles and Types of North American Architecture*. New York: Icon Editions.

Land Records Office of Charles County. La Plata, MD.

Wasch, Diane Shaw. 1990. *The Cultivation and Curing of Tobacco in Maryland*. Crownsville MD: Office of Research, Survey and Registration, Maryland Historical Trust.

Wearmouth, John M. 1986. *Baltimore and Potomac Railroad, The Pope's Creek Branch*. Washington, D.C. and Baltimore: National Railway Historical Society, Inc.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

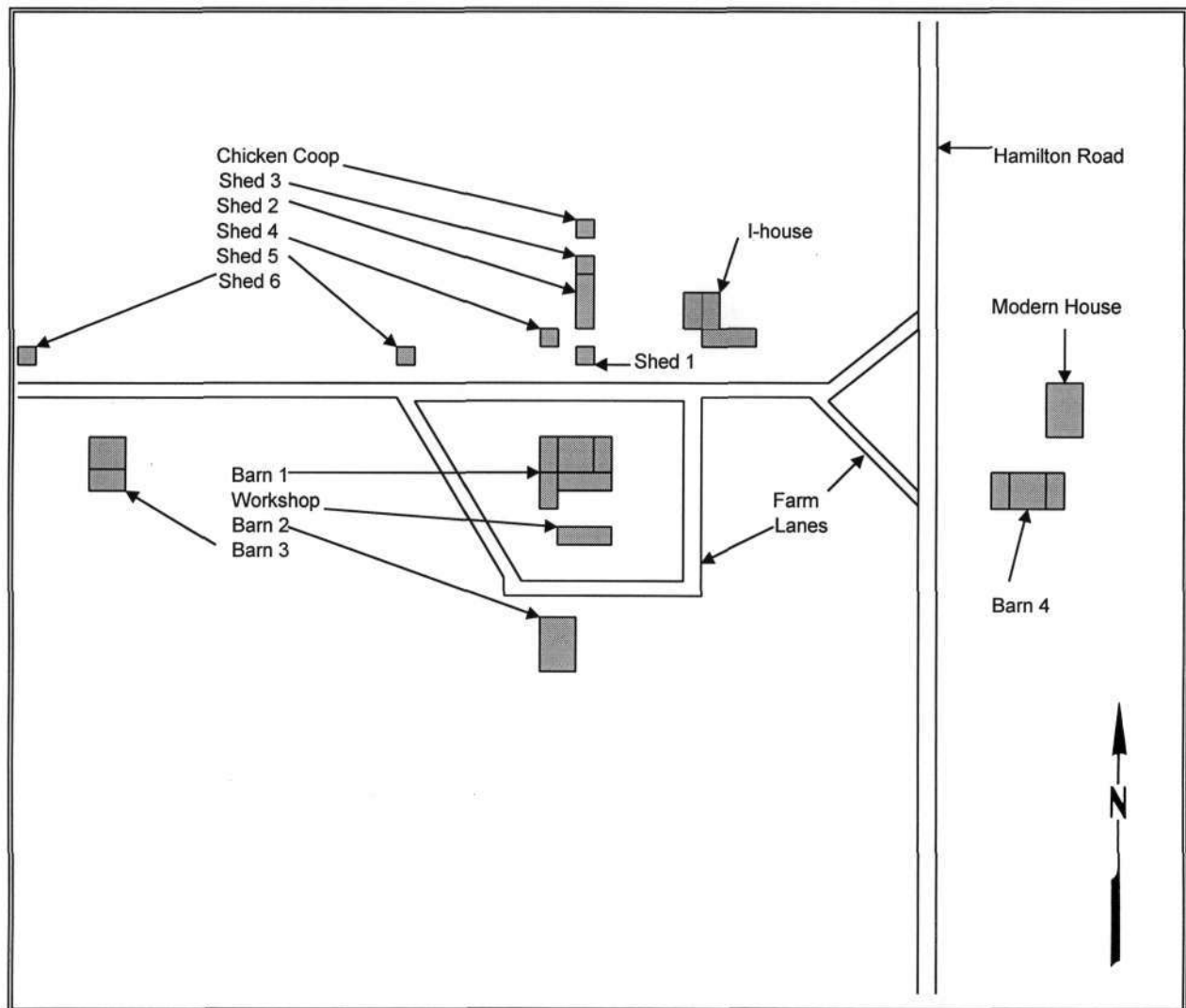
RESOURCE NAME: Francis R. Cope Property

SURVEY NO.: CH-510

ADDRESS: 2355 Hamilton Road, Waldorf vicinity, Charles County

10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Francis R. Cope Property

SURVEY NO.: CH-510

ADDRESS: 2355 Hamilton Road, Waldorf vicinity, Charles County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Western Shore

Chronological/Developmental Period Theme (s):

Industrial/Urban Dominance A.D. 1870-1930

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Agriculture

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Buildings

Historic Environment (urban, suburban, village, or rural):

Rural

Historic Function(s) and Use(s):

Agriculture

Private Residence

Known Design Source (write none if unknown):

None

Preparer

P.A.C. Spero & Company

January 1999

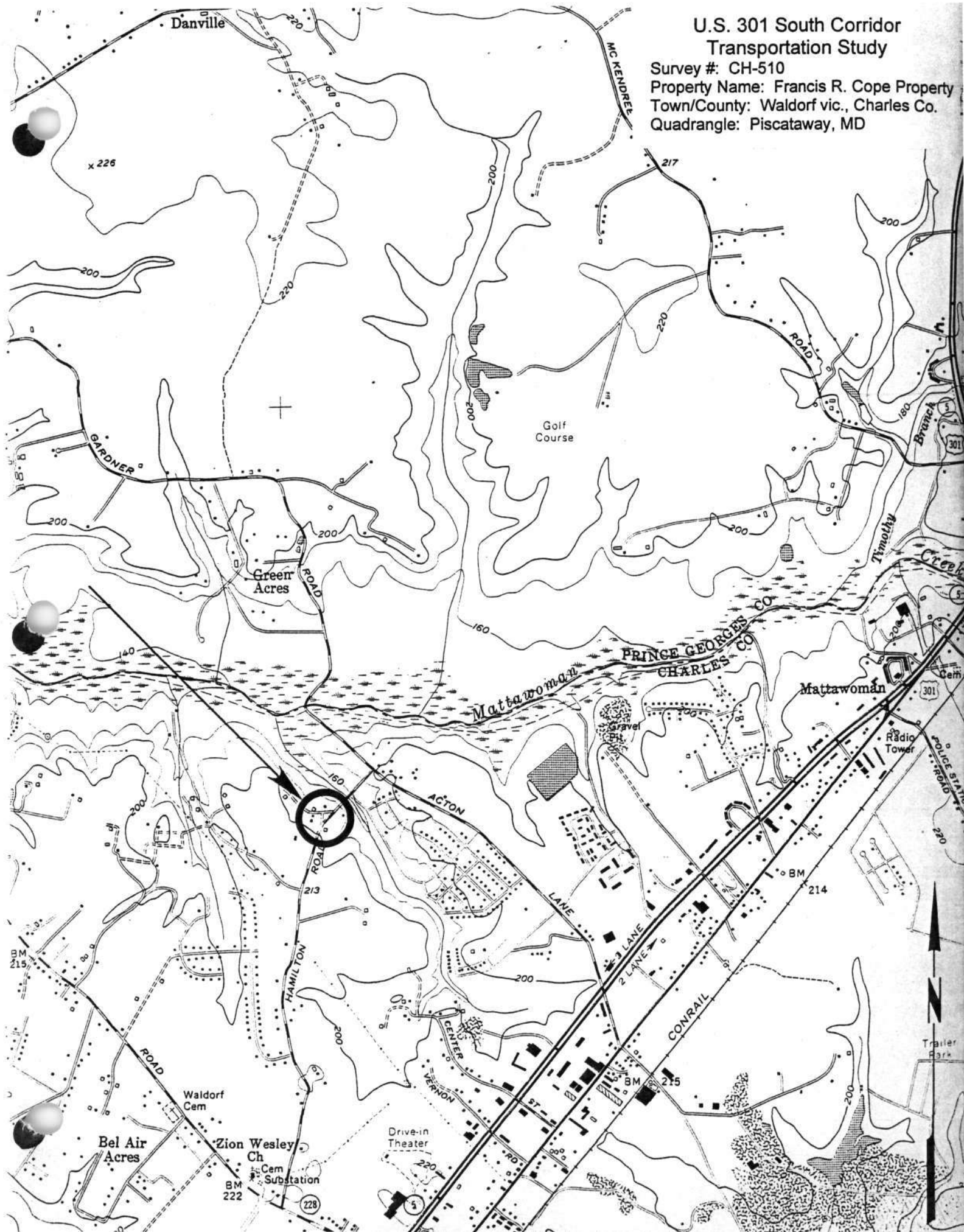
U.S. 301 South Corridor
Transportation Study

Survey #: CH-510

Property Name: Francis R. Cope Property

Town/County: Waldorf vic., Charles Co.

Quadrangle: Piscataway, MD





- 1) CH - 510
- 2) Francis R. Cope Property, 2355 Hamilton Rd.
- 3) Charles Co, MD
- 4) Julie Darsie
- 5) 1-99
- 6) MD SHPO
- 7) View of farmstead - View E
- 8) 1 of 26



1) CH-510

2) Francis R. Cope Property 2355 Hamilton Rd

3) Charles Co, MD

4) Julie Darsie

5) 1-99

6) MD SHPD

7) House - SW Corner - View NE

8) 2 of 26



- 1) CH - 510
- 2) Francis R. Cope Property 2355 Hamilton Rd
- 3) Charles Co, MD
- 4) Julie Darsie
- 5) 1-99
- 6) MD SHPD
- 7) NW Corner - View SE
- 8) 3 of 26



1) CH- 510

2) Francis R. Cope Property 2355 Hamilton Rd.

3) Charles Co, MD

4) Julie Darsie

5) 1-99

6) MD SHPD

7) NE Corner - view SW

8) 4 of 26



1) CH - 510

2) Francis R Cope Property, 2355 Hamilton Rd

3) Charles Co, MD

4) Julie Darsie

5) 1-99

6) MD SHPO

7) House - SE Corner - View NW

8) 5 of 26



1) CH-510

2) Francis R Cope Property, 2355 Hamilton Rd.

3) Charles Co, MD

4) Julie Darsie

5) I-99

6) MD SHPD

7) Shed 1 - View NW

8) 6 of 26



- 1) CH-510
- 2) Francis R. Cope Property, 2355 Hamilton Rd.
- 3) Charles Co, MD
- 4) Julie Darsie
- 5) 1-99
- 6) MD SHPO
- 7) Sheds 2 + 3 - View SW
- 8) 7 of 26



1) CH-510

2) Francis R. Cope Property, 2355 Hamilton Rd.

3) Charles Co, MD

4) Julie Parsie

5) 1-99

6) MD SHPO

7) chicken coop, sheds 2 & 3 - View SW

8) 8 of 26



- 1) CH-510
- 2) Francis R. Cope Property, 2355 Hamilton Rd.
- 3) Charles Co, MD
- 4) Julie Darsie
- 5) 1-99
- 6) MD SHPO
- 7) Chicken coop, sheds 2 & 3, view SE
- 8) 9 of 26



1) CH-510

2) Francis R. Cope Property, 2355 Hamilton Rd.

3) Charles Co, MD

4) Julie Darsie

5) 1-99

6) MD SHPO

7) Shed 4 - View NE

8) 10 of 26



1) CH-510

2) Francis R. Cope Property, 2355 Hamilton Rd.

3) Charles Co, MD

4) Julie Darsie

5) 1-99

6) MD SHPO

7) Shed 4 - View SE

8) 11 of 26



DCH - 510

2) Francis R. Lope Property, 2355 Hamilton Rd.

3) Charles Co, MD

4) Julie Darsie

5) 1-99

6) MD SHPO

7) Shed 5 - View NW

8) 12 of 26



DCH - 510

- 2) Francis R. Cope Property, 2355 Hamilton Rd.
- 3) Charles Co, MD
- 4) Julie Darsie
- 5) 1-99
- 6) MD SHPD
- 7) Shed 5 - View SE
- 8) 13 of 26



- 1) CH-510
- 2) Francis R. Cope Property, 2355 Hamilton Rd.
- 3) Charles Co, MD
- 4) Julie Dansie
- 5) 1-99
- 6) MD SHPD
- 7) Barn 1 - View SE
- 8) 14 of 26



1) CH-510

1.32

2) Francis R. Cope Property, 2355 Hamilton Rd.

3) Charles Co, MD

4) Julie Darsie

5) 1-99

6) MD SHPO

7) Barn 1 - View NW

8) 15 of 26



- 1) CH-560
- 2) Francis R. Cope Property 2355 Hamilton Rd.
- 3) Charles Co, MD
- 4) Julie Darsie
- 5) 1-99
- 6) MD SHPO
- 7) Workshop- View NE
- 8) 16 of 26



1) CH-510

2) Francis R. Cope Property 2355 Hamilton Rd.

3) Charles Co, MD

4) Julie Darsie

5) 1-99

6) MD SHPO

7) Workshop - View SW

8) 17 of 26



1) CH-510

2) Francis R. Cope Property, 8355 Hamilton Rd.

3) Charles Co, MD

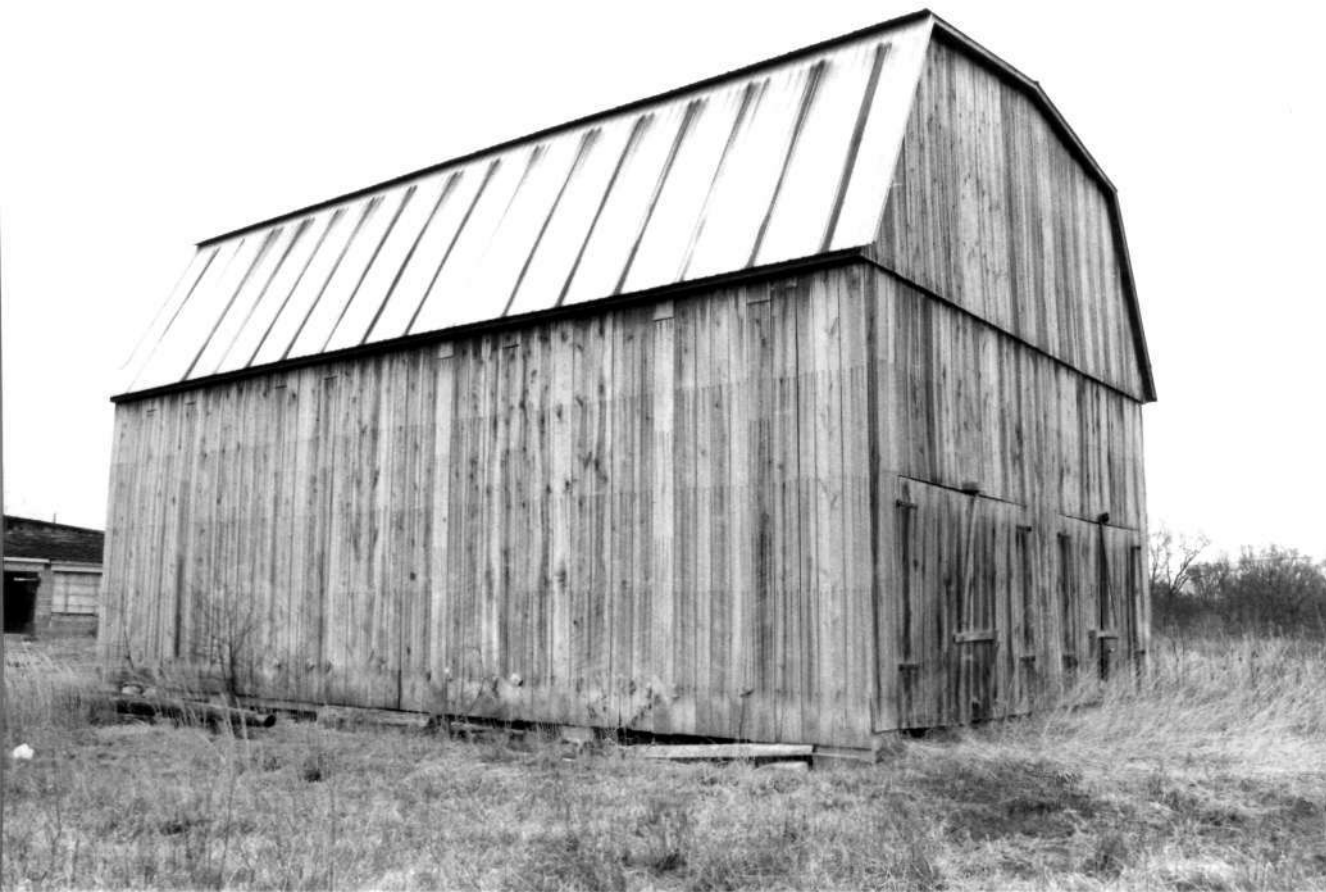
4) Julie Darsie

5) 1-99

6) MD SHPD

7) Barn 8 - View SW

8) 18 of 26



- 1) CH-510
- 2) Francis R. Cope Property, 8355 Hamilton Rd.
- 3) Charles Co, MD
- 4) Julie Darsie
- 5) 1-99
- 6) MD SHPO
- 7) Barn 2-View NE
- 8) 19 of 26



1) CH-510

2) Francis R. Cope Property, 2355 Hamilton Rd

3) Charles Co, MD

4) Julie Darsie

5) 199

6) MDSHPO

7) Barn 3-View SW

8) 20 of 26



1) CH-510

2) Francis R. Cope Property, 2355 Hamilton Rd.

3) Charles Co, MD

4) Julie Darsie

5) 1-99

6) MD SHPO

7) Barn 3-View NE

8) 21 of 26



1) CH- 510

2) Francis R. Cope Property, 2355 Hamilton Rd.

3) Charles Co, MD

4) Julie Darsie

5) 1-99

6) MD SHPO

7) Shed 6 - View NW

8) 22 of 26



- 1) CH-510
- 2) Francis R. Cope Property, 2355 Hamilton Rd.
- 3) Charles Co, MD
- 4) Julie Darsie
- 5) 1-99
- 6) MD SHPO
- 7) Shed 6 - View SE
- 8) 23 of 26



DCH- 510

2) Francis R. Cope Property, 2355 Hamilton Rd.

3) Charles Co, MD

4) Julie Darsic

5) 1-99

6) MD SHPO

7) Barn 4- View NW

8) 24 of 26



- 1) CH-510
- 2) Francis R. Cope Property, 2355 Hamilton Rd.
- 3) Charles Co, MD
- 4) Julie Darsie
- 5) 1-99
- 6) MD SHPO
- 7) Barn 4 - View SE
- 8) 25 of 26



DCH- 510

2) Francis R. Cope Property, 2355 Hamilton Rd.

3) Charles Co, mn

4) Julie Darsie

5) 1-99

6) MN SHPo

7) Modern house at 2350 Hamilton Rd - View SE

8) 26 of 26